APPLICATION NO:
**F/2001/5243**

LOCATION:
**44 Lupin Ride, Crowthorne.**

APPLICANT:
**Mr D Sanders C/O Mr D Skeet**

PROPOSAL:
**Proposed first floor side extensions to dwelling.**

EARLIEST DATE FOR DECISION: **13/12/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**03/01/2002**

CASE OFFICER: **Heidi Lynch**

WITHDRAWN

352

01

RAILEX
Marbleboard

EASIFILE EP7

Mr D P Skeet
38 Addiscombe Road
Crowthorne
Berkshire
RG45 7JU

Heidi Lynch
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 155
Shute End
Wokingham
Berkshire
RG40 1WR

29th January 2002

Dear Madam

***RE:*** ***APPLICATION NO: F/2001/5243 NO: 44 LUPIN RIDE, CROWTHORNE, BERKS.***

MPA updated 1/2/02

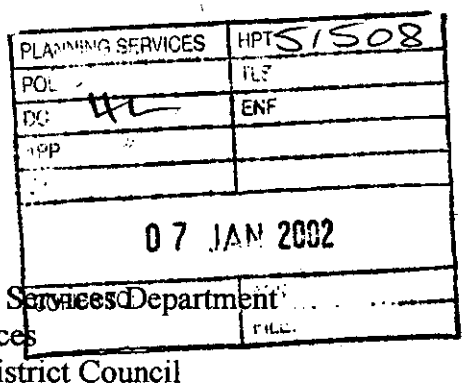
Further to my recent telephone conversation this week, I would like to confirm my intention to withdraw the above application. This is due to my clients failed attempt to purchase the property.

Should you have any further queries please do not hesitate in contacting me,
Many thanks.

Yours faithfully

Mr D P Skeet

01962840314
31-JAN-02 13:00 ST PETERS ST 01962840314 PAGE: 1




Mr D P Skeet
38 Addiscombe Road
Crowthorne
Berkshire
RG45 7JU

Heidi Lynch
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 155
Shute End
Wokingham
Berkshire
RG40 1WR

2nd January 2002

Dear Madam

***RE:*** ***APPLICATION NO: F/2001/5243 NO: 44 LUPIN RIDE, CROWTHORNE, BERKS.***

Further to my recent telephone conversation with your Department, I would like to confirm my request that all processing of this application be suspended until further notice.

Should you have any further queries please do not hesitate in contacting me,
Many thanks.

Yours faithfully

Mr D P Skeet

**WORK SHEET FOR :** Heidi Lynch

**Application Number :** F/2001/5243

**Applicant :** Mr D Sanders C/O Mr D Skeet.

**Location :** 44, Lupin Ride, , Crowthorne.
**Proposal :** Proposed first floor side extensions to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 08/11/2001**

**Earliest Date for Decision : 13/12/2001**

**Latest Consultation Date/Site Notice Expiry Date : 13/12/2001**

**This application will have expired on: 03/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Highways - approval with conditions C049 & C122 + driveway extension.
Wokingham Without Parish - no comments.

**Planning Issues :**

Identified settlement

mineral site consultation area
Local Plan - proposed housing site
- rural area
South East Local Plan

**Application Number: F/2001/5243**

**Appraisal :**

**Recomendation : Approval:** ☐ **Refusal:** ☐
(tick appropriate box)

## Application Number F/2001/5243
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 44 Lupin Ride
Crowthorne.

APPLICATION NUMBER: F/2001/5243

OFFICER: Heidi Lynch

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

| Applicationo | Name & Address |
| --- | --- |
| F/2001/5528 | Mr David Wynn<br>27 The Crescent<br>EARLEY<br>RG6 7NW |

**WOKINGHAM UNITARY**
Aiming for Excellence

App approved
letter sent 05/02/02

**Received by Wokingham District Council**

# Application No: F/2001/5243

**Proposal:**
Proposed first floor side extensions to dwelling.

**Location:**
44, Lupin Ride, , Crowthorne.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5243 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**19 November 2001**

**********FILE COPY**********

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5243

**CONFIDENTIAL**

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2001/5243**
**44, Lupin Ride, , Crowthorne.**
**Proposed first floor side extensions to dwelling.**

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

*Heidi Lynch*

Development Control Officer

---

**LISTING FORM**

Case officer: **Heidi Lynch** Application Number: **F/2001/5243**
**44, Lupin Ride, , Crowthorne.**
***Proposed first floor side extensions to dwelling.***
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5243

**CONFIDENTIAL**

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham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Yours faithfully,

*Heidi Lynch*

Development Control Officer

---

**LISTING FORM**

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**44, Lupin Ride, , Crowthorne.**
**Proposed first floor side extensions to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5243

**CONFIDENTIAL**

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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**44, Lupin Ride, , Crowthorne.**
**Proposed first floor side extensions to dwelling.**

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Yours faithfully,

*Heidi Lynch*

Development Control Officer

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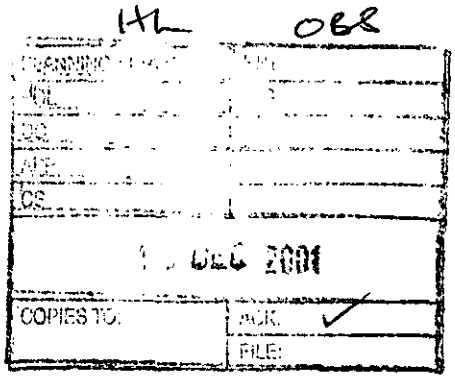
**LISTING FORM**

Case officer: **Heidi Lynch** Application Number: **F/2001/5243**
**44, Lupin Ride, , Crowthorne.**
**Proposed first floor side extensions to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

**********FILE COPY**********




46 Lupin Ride
Crowthorne
Berkshire
RG45 6UR

5th December 2001

Heidi Lynch
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Lynch

**Re: Application Number F/2001/5243 – 44 Lupin Ride, Crowthorne**

Further to receiving your recent letter and having studied the plans we are writing to object to the application made on the above property.

We regret to have to object, and in fact this is the first time of doing so, but we currently live in the property most directly affected by this planning application and feel this will negatively affect our property in three fundamental ways.

Firstly, our property is north facing together with our garden, and with the trees and adjacent properties we don't get a significant amount of sunlight into our garden. However, the sun that we do receive during the best part of the day is over the garage of 44 Lupin Ride. With this in mind when we purchased the property from new in 1996 we designed our garden and built our patio in such a way in order to maximise the amount of sun available to us. If this extension were to go ahead our garden would be blocked of this sunshine to an unacceptable level.

Secondly, due to our house being north facing our kitchen is very dark with the only light really coming through our side door that leads to our utility room and then on to the kitchen. This extension has been proposed immediately opposite this side door and would obviously have a major effect on this already dark room.

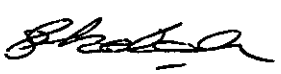
Lastly, the whole general feel of our property will be changed. Our garage is approached by a single driveway that is adjacent to the garage and driveway of 44 Lupin Ride. The proposal to build on top of the garage immediately creates a feeling of being much closer to the adjacent house and therefore creating a corridor effect between the two houses. One of the main selling points of the builder and indeed a great attraction to us when purchasing our house was that the properties on this estate have not been built on top of each other, many trees have been left and unlike most new housing estates the whole area has a spacious feel about it. It is this very reason why Kings Copse is such a highly sought after area in Crowthorne.

cont...

Should this proposal go ahead we feel the amenity of our property will be greatly affected. We also struggle to understand, why the new purchasers of 44 Lupin Ride wish to buy a property that clearly does not meet their needs, and consequently feel they have to extend immediately.

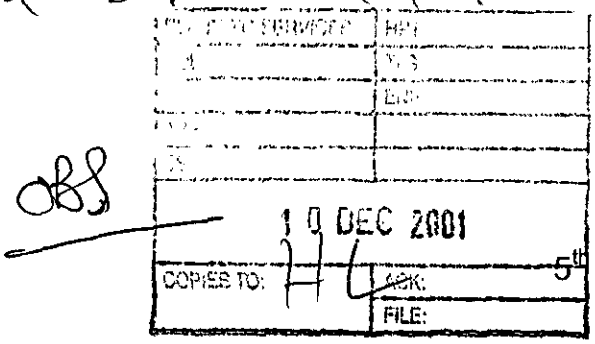
We would appreciate it if you would consider our case with the above comments in mind.

Yours sincerely



Paul and Stephanie Holden

Rec'd via E-mail 10/12/2001




46 Lupin Ride
Crowthorne
Berkshire
RG45 6UR

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Heidi Lynch
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

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cont...

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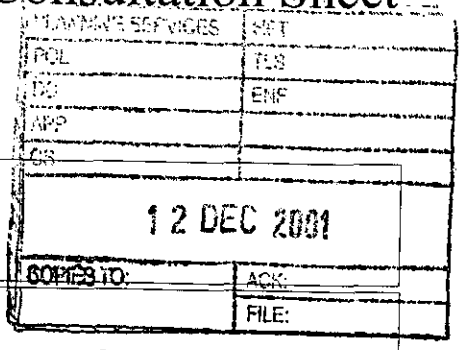
We would appreciate it if you would consider our case with the above comments in mind.

Yours sincerely

Paul and Stephanie Holden

# Wokingham Without Parish Council Consultation Sheet

| | |
|---|---|
| **Officer** | Heidi Lynch |
| **No** | F 2001 5243 |
| **Proposal** | first floor side extensions to dwelling. |
| **Site** | 44 Lupin Ride, Crowthorne. |




**Committee's Comments**

no comments.

**Signed :** _____
**Clerk to Wokingham Without Parish Council**

11 December 2001

**HIGHWAYS CONSULTATION SHEET**

**From:** Heidi Lynch **Date:** 19 November 2001

**Application Number:** F/2001/5243

**Proposal:** Proposed first floor side extensions to dwelling.

**Parish:** WOKINGHAM WITHOUT PARISH

**Site Address:**
44, Lupin Ride, , Crowthorne.

**Applicant:**
Mr D Sanders C/O Mr D Skeet.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ Driveway to be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this.

2/ C049, R049

3/ C122, R122.

**Signed:** _____ **Print name:** AC 21/11/01

* Pre-apps attached *

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 NOV 2001

Officer: HL Application No. F/2001/5243

Map No. 100 Site ...07...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED ~~TWO STOREY~~ FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 44 LUPIN RIDE

Parish: WOK W/OUT Ward: Wok.w/out. 19.11.01 JB.

Applicant: MR D SANDERS

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 19.11.013 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

### EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

---

Rail Track .....
Police Arch. Liaison Officer .....

### HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

---

**OTHERS:**

Mineral site consultation area
~~DD~~ pre-apps attached.

### NEIGHBOURS:

S/N + see map

1933

ADDRESS 44 LUPIN RISE PARISH WOK/WITMOUT

PLOT No. 35 ORD. SHEET No. SU 8365

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decisi |
|---|---|---|---|---|
| 37591 | ALFRED McALPINE | O/L. | 5.6.91 | RE |
| 40480 | " | W/DR | | |
| 41113 | " | O/L. | 3.12.93 | CA |
| 42061 | " | DET. HOUSE & GARAGE | 16.2.94 | CA |
| 96/63579/X | MR & MRS CHAPMAN | CONSERVATORY | 9.5.96 | CA |

MINISTRY DECISION

SPECIAL ORDERS TPO 547/92 PD RIGHTS REMOVED - 41113

# Environmental Services

For office use only.
Application number:

06.NOV.2001 5243

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
*Please send six copies of the filled in form and your plans* to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on *0118 974 6428 or 0118 974 6429*.

| | | |
|---|---|---|
| 1 | Your name | MR D. SANDERS |
| | Address and postcode | N°11 HINTON CLOSE |
| | | CROWTHORNE |
| | | BERKS. |
| | | |
| | Phone number | 01344 777517 |
| | Agent's Name | MR D. SKEET. |
| | Address and postcode | 38 ADDISCOMBE ROAD |
| | | CROWTHORNE |
| | | BERKS. |
| | | RG45 7JU |
| | Phone number | 01344 761067 |
| 3 | Site | N°44 LUPIN RIDE |
| We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these *maps from the Environmental Services reception* or order them by phoning 0118 974 6485. | | ICINGS COPSE |
| | | CROWTHORNE |
| | | BERKS. |
| 4 | About the application | TWO STOREY SIDE EXTENSION. |
| Give brief details of the proposal for example, two storey side extension. | | PROVIDING AN ADDITIONAL |
| | | BEDROOM & ENSUITE BATHROOM. |

| | | |
|---|---|---|
| 5 | Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ No ☑ |
| 6 | Please list the external materials you will use, for example, red brick to match any existing bricks and dark stained timber. | BRICKS TO MATCH EXISTING. TILES TO MATCH EXISTING WINDOWS TO MATCH EXISTING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

**Please turn over**

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 3 | Proposed: 4 |
| 10 | Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans. | Yes ☐ | No ☑ |
| 11 | Checklist. Please make sure that you enclose the following. | | |
| | a Six copies of this form signed and dated. | | |
| | b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

**Certificate A**

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

**Certificate B**

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

| Owner's name | Address at which the notice was served | Date on which the notice was served |
|---|---|---|
| MR + MRS CHAPMAN | 44 LUPIN RIDE KINGS COPSE CROWTHORNE BERKS. | 1/11/01. |

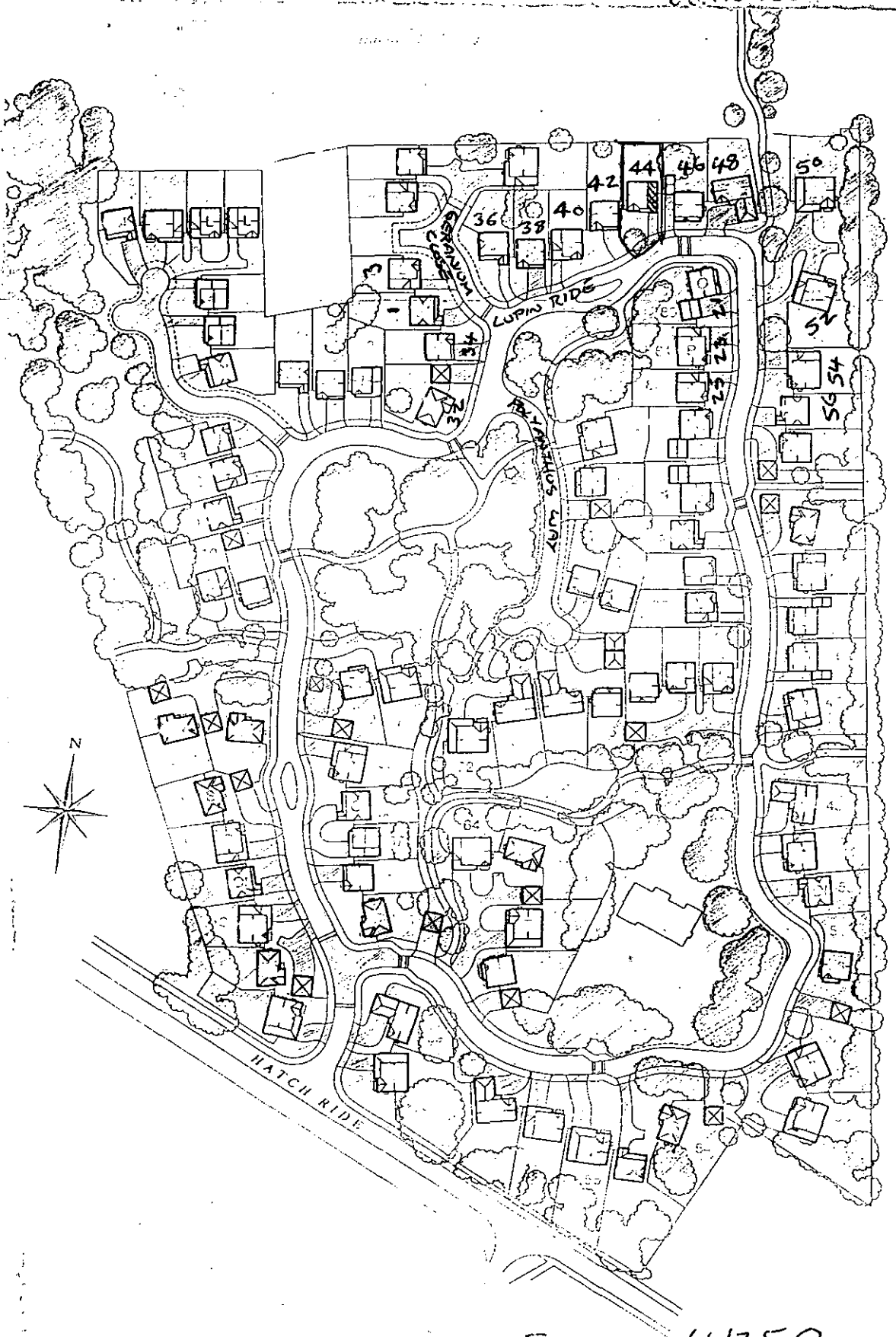
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR SANDERS.

Date 1/11/01.

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



GERANIUM CLOSE
LUPIN RIDE
HATCH RIDE
N
36
38
40
42
44
46
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50
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54
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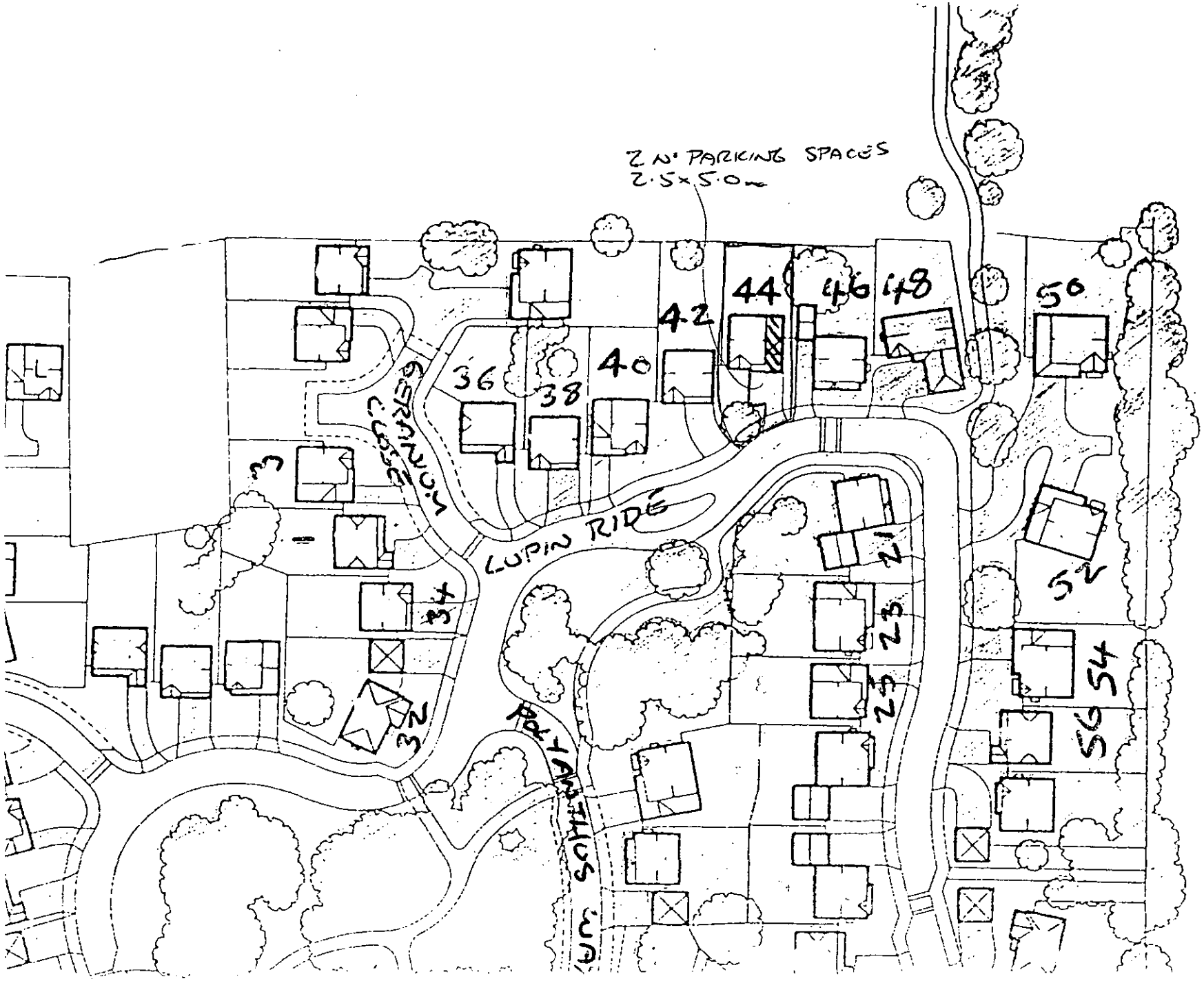
SCALE 1:1250

SCALE 1:500




5243

5243

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Development Control Section, Environmental Services, Wokingham District Council.

15 November 2001

Scale: 1 : 1250

N W E S